

WARRANTY DEED

MTC 30836-MK

KNOW ALL MEN BY THESE PRESENTS, That

THOMAS E. DENSON and PATSY JOYCE DENSON, as tenants by the entirety
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____,HELEN R. WAKEFIELD, hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,
the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,
situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:The North 75 feet of Lot 4, Block 1, SHIVES ADDITION to the City of
Klamath Falls, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of

record and those apparent upon the land, if any, as the date of this deed and that
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 37,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 1 day of September, 19 93 ;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,

County of Klamath ss.September 1, 19 93.

Personally appeared the above named _____

THOMAS E. DENSON

PATSY JOYCE DENSON

_____ and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 4/20/96

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this _____, 19 _____, by _____,

_____ president, and by _____,

_____ secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____

(SEAL)

THOMAS E. DENSON and PATSY JOYCE DENSON

533 N. 9th Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

HELEN R. WAKEFIELD

4115 CUNNY AVE.

SACRAMENTO, CA 95823

GRANTEE'S NAME AND ADDRESS

After recording return to:

HELEN R. WAKEFIELD

4115 CUNNY AVE.

SACRAMENTO, CA 95823

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

HELEN R. WAKEFIELD

4115 CUNNY AVE.

SACRAMENTO, CA 95823

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
received for record on the 8th
day of Sept., 19 93,
at 10:57 o'clock A M., and recorded
in book M93 on page 22888 or as
file/reel number 67686,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. D. Neillander Deputy

Fee \$30.00